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January 26, 2017

Clifford L. Heitmann, P.E.
Bax Engineering Co., Inc.
221 Point West Blvd.
St. Charles, MO 63301

Subject: Condition Use Permit and Site Plan Applications – 2nd Review
Prairie View Elementary School
Dardenne Prairie Project No. 971230

Dear Mr. Heitmann:

The subject applications that were received by the City on January 4, 2017, and the revised site plan received by the City on January 20, 2017, have been reviewed. The application and review fees have been received by the City. The overall concepts or the provided preliminary storm water management plan are adequate. Please plan to address the following site plan review comments at the Planning and Zoning Commission meeting on February 8, 2017.

1. Add a note to the site plan guaranteeing that all necessary utilities (public and private) will be available, functioning and usable at the time any stage of the project or the total project is ready for occupancy.
2. Consider adding sidewalks in the site to connect the building and the sidewalks in the public right-of-way at Feise Road.
3. Provide a landscape plan for the entire site that meets the requirements of Section 405.550 of the Municipal Code considering all existing and proposed landscaping.

The Conditional Use Permit and Site Plan applications will be considered by the Planning and Zoning Commission at their meeting that is scheduled to begin at 7:00 p.m. on February 8, 2017, and by the Board of Aldermen at their meeting that is scheduled to begin 7:00 p.m. on February 15, 2017. Both meetings are planned to take place at the City Hall at 2032 Hanley Road. All plans, architectural drawings, renderings or other materials or visual aids either submitted to the Commission and/or Board of Aldermen or presented at their meeting shall become the property of the City and part of the permanent record of any approval.

If you have any questions, please feel free to contact me.

Sincerely,
KEHOE ENGINEERING COMPANY, INC.

Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

cc: David Zucker, Mayor
Kim Clark, City Clerk
Planning and Zoning Commission
Board of Aldermen
Dr. Curtis Cain, Wentzville R-IV School District